

CASE NUMBER: 15SN0629
APPLICANT: St. Edwards Catholic Church



**STAFF'S ANALYSIS
AND
RECOMMENDATION**

Planning Commission (CPC)

Public Hearing Date:

APRIL 21, 2015

CPC Time Remaining:

100 DAYS

Applicant's Agent:

BRENNEN KEENE

(804-775-1005)

Applicant's Contact:

FATHER DON LEMAY

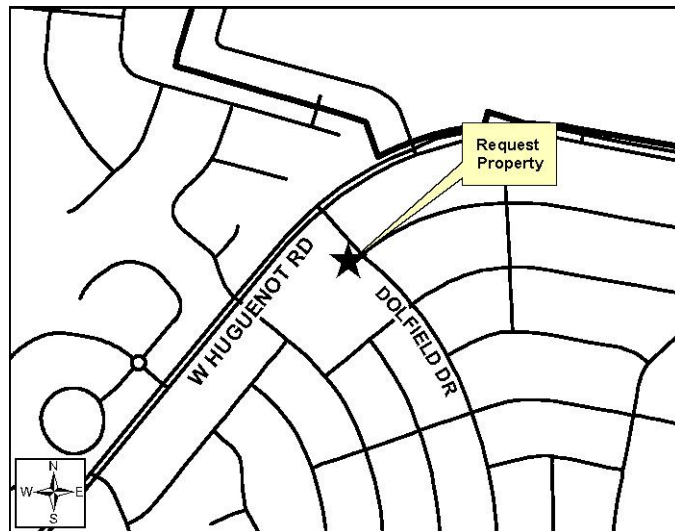
(804-864-4702)

Planning Department Case Manager:

ROBERT CLAY (804-796-7122)

CHESTERFIELD COUNTY, VIRGINIA

Magisterial District: **MIDLOTHIAN**



APPLICANT'S REQUEST

Conditional use to permit a graveyard in a Residential (R-15) District

A graveyard in conjunction with a church use is planned. The graveyard is to be incorporated into a memory garden which currently contains a columbarium.

- (NOTES: A. Conditions may be imposed or the property owner may proffer conditions.
B. Proffered conditions are located in Attachment 1.
C. Additional plans and photos are located in Attachment 2.)

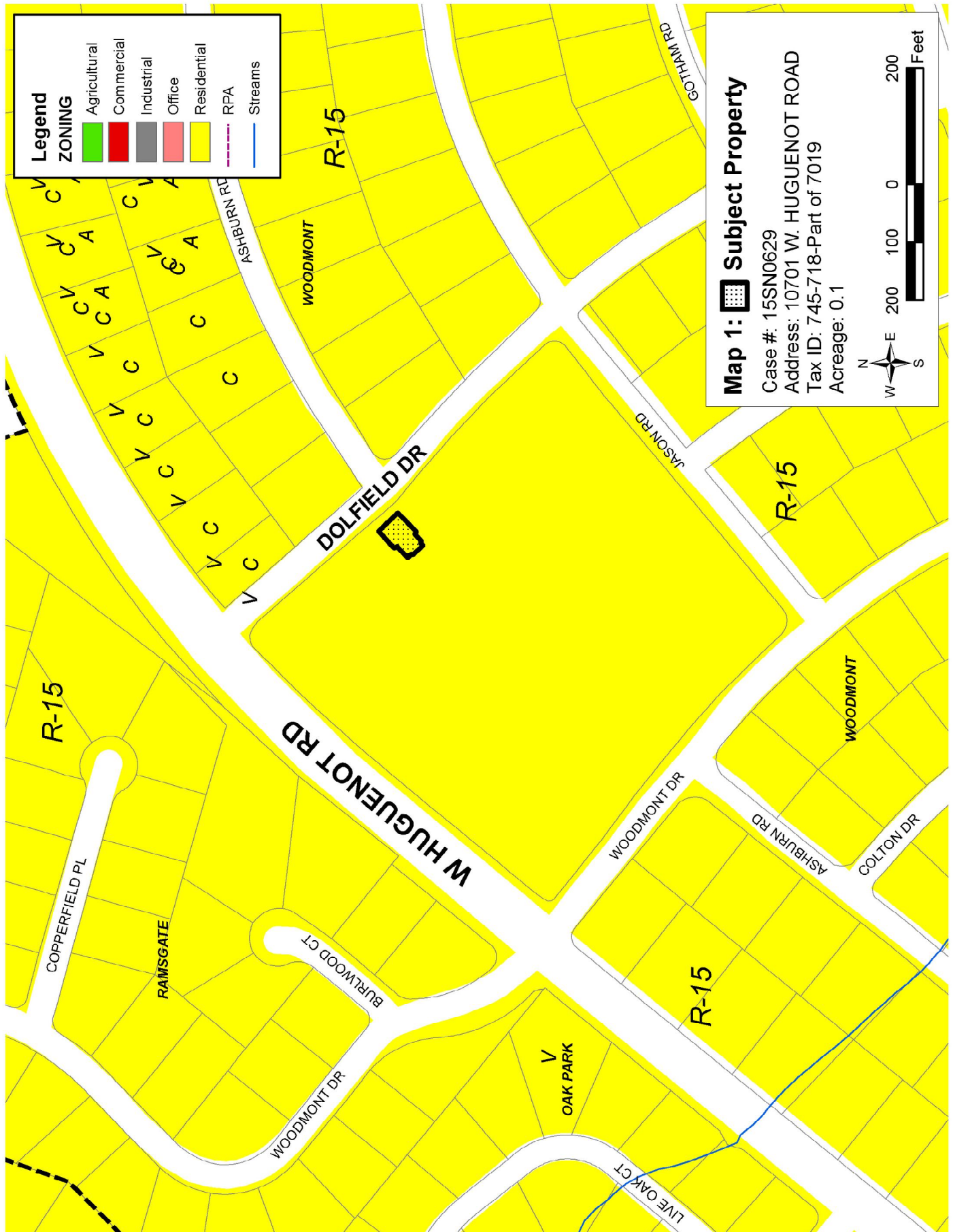
RECOMMENDATION

STAFF

RECOMMEND APPROVAL

- Incidental to permitted church and columbarium uses
- As conditioned, minimal impact on area development

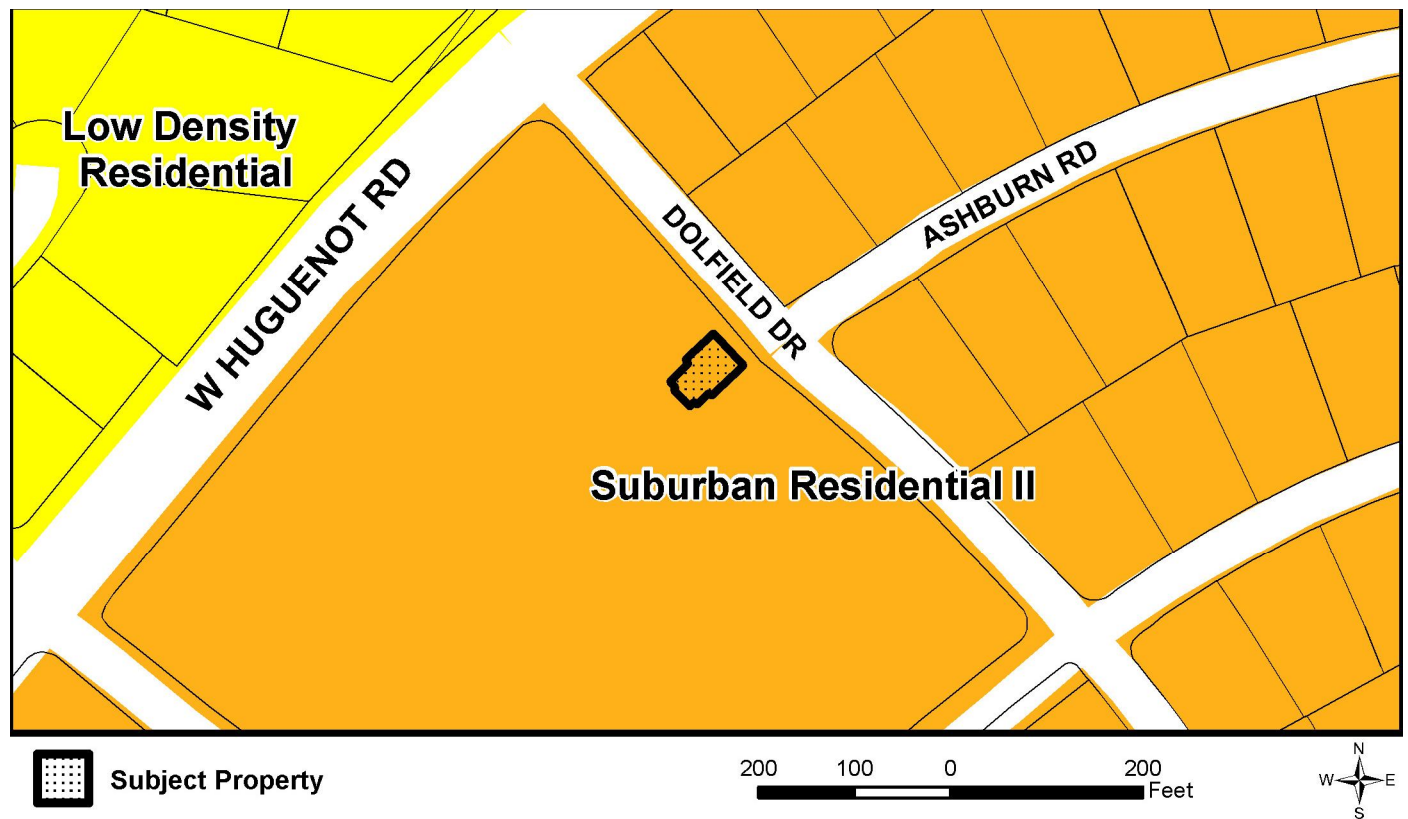
| SUMMARY OF IDENTIFIED ISSUES | |
|------------------------------|-------|
| Department | Issue |
| PLANNING | - |
| FIRE | - |
| CDOT | - |
| VDOT | - |
| UTILITIES | - |
| ENVIRONMENTAL ENGINEERING | - |



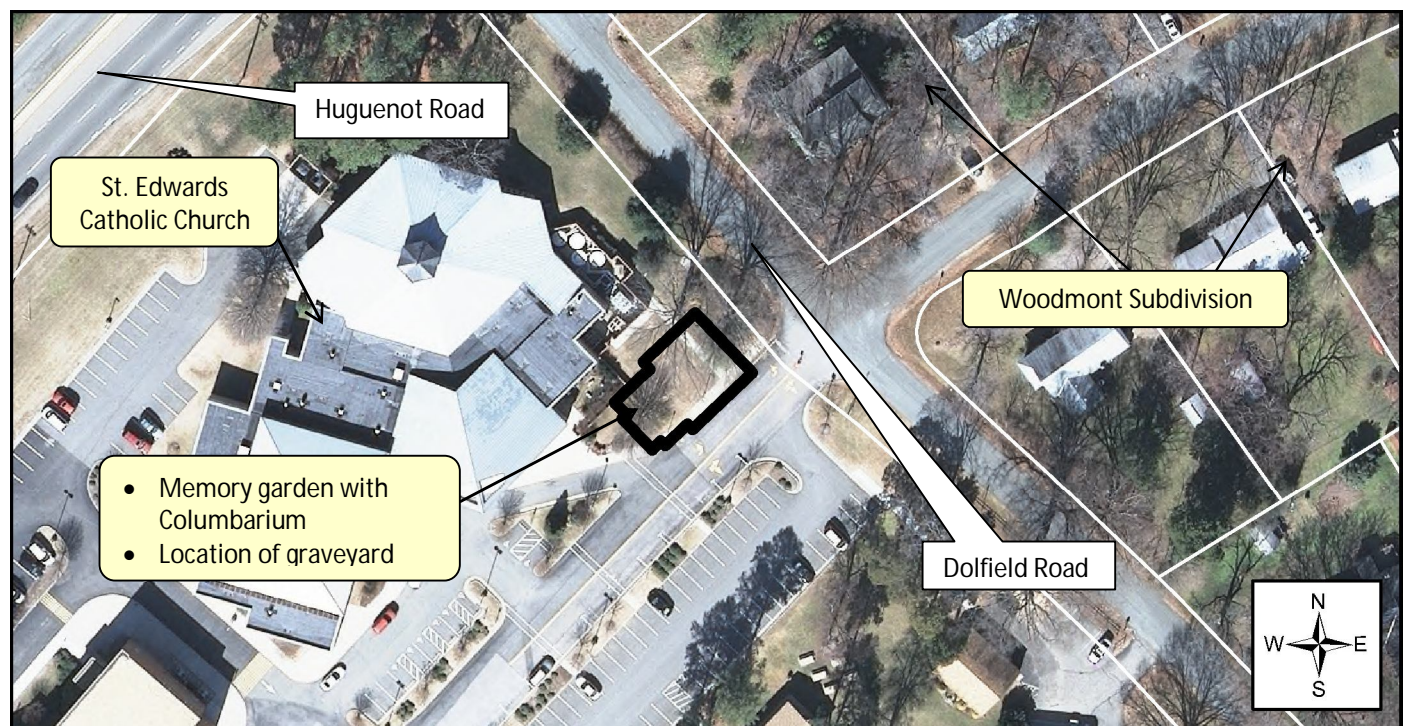
Map 2: Comprehensive Plan

Classification: **SUBURBAN RESIDENTIAL II**

The designation suggests the property is appropriate for residential development of 2.0 to 4.0 dwellings per acre.



Map 3: Surrounding Land Uses & Development



PLANNING

Staff Contact: Robert Clay (804-796-7122) clayr@chesterfield.gov

PROPOSAL

The Zoning Ordinance defines graveyard as:

A place of burial of human dead where burial plots or mausoleum space has been set aside and maintained by a church or family.

Graveyards are allowed as a conditional use in residential districts. The applicant proposes a graveyard (crypt burials) in association with a church use on the request property.

The church constructed a columbarium (to contain cremated remains) in 2012. A columbarium is allowed as a restricted use in districts where churches are permitted. The columbarium is located in a "Memorial Garden" on the property and the proposed graveyard is to be co-located with the columbarium. The graveyard could only be visited from inside the memorial garden. As proposed, graveyard use would have no greater land use impact than the existing columbarium use located on the property.

| General Overview | |
|------------------|---|
| Requirements | Details |
| Location | <ul style="list-style-type: none">Limited as shown on the plans. <i>Proffered Condition 1</i> |
| Entry | <ul style="list-style-type: none">Only from inside the memorial garden <i>Proffered Condition 2</i> |

PUBLIC FACILITIES

FIRE SERVICE

Staff Contact: Greg Smith (804-706-2012) smithgd@chesterfield.gov

Nearby Fire and Emergency Medical Service (EMS) Facilities

| | |
|--------------|--|
| Fire Station | The Bon Air Fire Station, Company Number 4 |
| EMS Facility | The Bon Air Fire Station, Company Number 4 |

COUNTY DEPARTMENT OF TRANSPORTATION

Staff Contact: Jim Banks (804-748-1037) banksj@chesterfield.gov

The Comprehensive Plan, which includes the Thoroughfare Plan, identifies county-wide transportation needs that are expected to mitigate traffic impacts of future growth. The anticipated traffic impact of the proposal has been evaluated and it is anticipated to be minimal.

VIRGINIA DEPARTMENT OF TRANSPORTATION

Staff Contact: Brian Lokker (804-674-2384) brian.lokker@vdot.virginia.gov

VDOT Land Use Regulations

| | |
|---|---|
| Traffic Impact Analysis (24VAC30-155) | - |
| Access Management (24VAC30-73) | - |
| Subdivision Street Acceptance (24VAC30-91/92) | - |
| Land Use Permit (24VAC30-151) | - |
| Summary | VDOT has no concern about adding a small graveyard within the existing church property. |

WATER AND WASTEWATER SYSTEMS

Staff Contact: Jamie Bland (804-751-4439) blandj@chesterfield.gov

The proposal's impacts on the County's utility system are detailed in the chart below:

| Water and Wastewater Systems | | | |
|-------------------------------------|----------------------------|------------------------------|--|
| | Currently Serviced? | Size of Existing Line | Connection Required by County Code? |
| Water | Yes | 6" | Yes |
| Wastewater | Yes | 8" | Yes |

The proposed request will not impact the public water and wastewater systems.

ENVIRONMENTAL

Drainage, Erosion and Water Quality

Staff Contact: Doug Pritchard (804-748-1028) pritchardd@chesterfield.gov

Environmental Engineering has not comment on this request.

| CASE HISTORY | |
|----------------------|-----------------------|
| Applicant Submittals | |
| 2/13/15 | Application submitted |

PROFFERED CONDITIONS

The Owners (the "Owners") in this zoning case, pursuant to §15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Chesterfield County, for themselves and their successors or assigns, proffer that the development of the Property known as Chesterfield County Tax Identification Number 745-718-7019 (the "Property") under consideration will be developed according to the following conditions if, and only if, the application request for a Conditional Use ("CUP") is granted. In the event the request is denied or approved with conditions not agreed to by the Owners, the proffers shall immediately be null and void and of no further force or effect.

1. The Property may be used for a graveyard in the areas noted as "conditional use permit line" shown on the site plan titled "Memorial Garden Renovation" prepared by Fultz Architects. (P)
2. Graves provided within crypts or in the ground may be visited only from inside the memorial garden. (P)

PLANS AND PHOTOGRAPHS



15SN0629-1

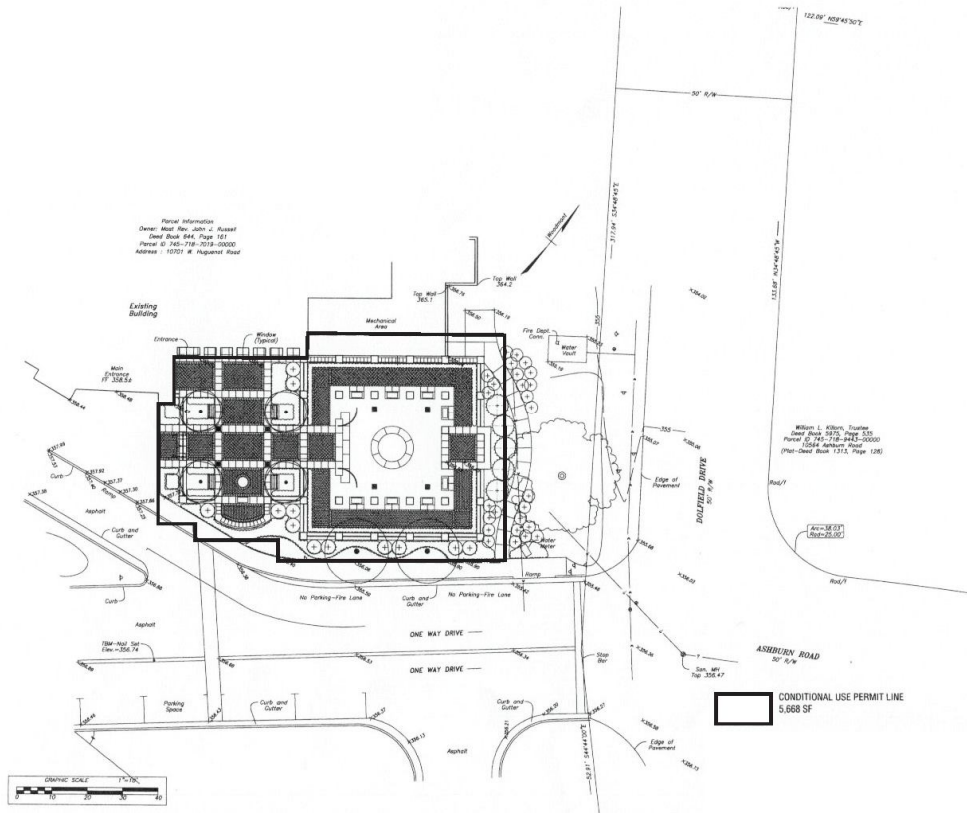


15SN0629-2

REICHBAUER STUDIO - LANDSCAPE ARCHITECTURE
FULTZ ARCHITECTS - ARCHITECTURE
January 2015

Crypt Concepts

CONCEPTUAL PHOTORGAPHS
TWO AND FOUR CRYPT CONFIGURATION



15S N0629-3